



# CITY OF BLACK DIAMOND

---

Office of the Mayor  
24301 Roberts Drive ~ PO Box 599  
Black Diamond, WA 98010

Phone: (360) 886-2560  
Fax: (360) 886-2592

September 23, 2008

Kendall Moore  
Comprehensive Plan Manager  
King County Council  
516 3rd Ave. 12th floor  
MS KCC-CC-1200  
Seattle, WA 98104-3272

Re: The Reserve at Covington Creek Comprehensive Plan Map Amendment

Dear Ms. Moore:

The City of Black Diamond appreciates the opportunity to comment on this proposed amendment to the King County Comprehensive Plan. The City Council has discussed this issue extensively, beginning with a September 4<sup>th</sup> meeting at which Mr. Paul Reitenbach of King County staff made a presentation, followed by a September 11<sup>th</sup> meeting at which a representative from YarrowBay made a presentation, and concluding with a Council discussion on September 18<sup>th</sup>. Given these discussions, Council has given further consideration to the proposal and now offers the following formal comments.

First and foremost, the City will only support the project if the following conditions are met, regardless of whether the Reserve at Covington remains in the County or annexes to the City of Black Diamond:

1. The Reserve develops under all City of Black Diamond plans, regulations and guidelines.
2. King County and the developer address traffic in the area to ensure existing conditions are addressed and improved—not degraded—by any future development at the Reserve.

The City would consider entering into a pre-annexation agreement with the proponents as a pre-condition of annexing the area prior to its development, as it believes that urban development should occur within cities, not unincorporated King County. If a pre-annexation agreement could be reached with King County and the property owner, the City would be willing to explore annexation of the remaining unincorporated Urban Growth Area in this area. A pre-annexation agreement with the County would have to include financial mechanisms for addressing appropriate levels of services for this urbanized area.

The City appreciates the opportunity to comment on this proposal. Please feel free to contact me at the number noted above should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Howard Botts", with a long horizontal flourish extending to the right.

Mayor Howard Botts

Cc: City Councilmembers  
Gwendolyn Voelpel